

**BATTLE CREEK CITY PLANNING COMMISSION
MEETING MINUTES**

Wednesday, March 26, 2008

1. Call to Order:

Chairman Troutman called the meeting to order at 4:00 p.m.

2. Attendance:

Members Present:

Steve Barker

Preston Hicks

Ed Scheinfeldt

Mark Behnke

William Morris

Mike Troutman

Jan Burland

Chris Simmons

Staff Present: Michael Buckley, Director, Planning and Community Development
Glenn Perian, Senior Planner, Planning Dept.
Leona Parrish, Administrative Assistant, Planning Dept.

3. Additions or Deletions to the Agenda: None

4. Approval of Minutes: Meeting Minutes of February 27, 2008.

**A MOTION WAS MADE BY COMMISSIONER SCHEINFELDT, SUPPORTED BY
COMMISSIONER MORRIS TO APPROVE THE MINUTES OF FEBRUARY 27, 2008
AS PRESENTED. VOTE ON MOTION: ALL YES, NONE OPPOSED MOTION
CARRIED.**

5. Correspondence: Hand-out from Westlake/Prairieview Neighborhood Planning Council letter of support for Special Use Permit #S-04-08 regarding Heritage Assisted Living Senior Residential Facilities addition.

6. Public Hearing:

A. Special Use Permit (#S-04-08):

Petition from Mr. Scott C. Ganton, 14420 & 14316 S. Helmer Rd., Battle Creek, Michigan, on behalf of Heritage Assisted Living requesting a Special Use Permit to amend previously approved plans for Senior Residential Facilities as provided in Chapter 1290, Sec. 1290.01 (b)(26), Parcel #0072-00-610-0, and legally described as: *THAT PART OF THE S 511.5 FT OF THE N 1105.5 FT OF THE W 1/2 OF THE SW 1/4 OF SEC 22, TOWN 2 S, RANGE 8 W, CITY OF BATTLE CREEK, CALHOUN COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE W 1/4 CORNER OF SAID SEC 22; THENCE S 00 DEG 10'13" E, ALONG THE W LINE OF SAID SECTION, 813.05 FT TO THE TRUE PLACE OF BEG; THENCE S 89 DEG 59'30" E, 469.93 FT; THENCE N 00 DEG 11'05" W, 218.00 FT TO THE N LINE OF THE S 511.5 FT OF THE N 110.5 FT OF THE W 1/2 OF THE SW 1/4 OF SEC AS PREVIOUSLY SURVEYED AND OCCUPIED; THENCE S 89 DEG 59'30" E, ALONG SAID N LINE, 523.93 FT TO A POINT 329.61 FT (PREVIOUSLY RECORDED AS 330 FT) W OF THE E LINE OF THE W 1/2 OF SAID SW 1/4 AS PREVIOUSLY SURVEYED AND OCCUPIED BY THE PLAT OF WINDAMERE. AS RECORDED IN LIBER 21 OF PLATS ON PG 12 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN CNTY, MI; THENCE S 00 DEG 17'17" E, 66.00 FT; THENCE S 89 DEG 59'30" E, 329.61 FT TO SAID E LINE; THENCE S 00 DEG 17'17" E, ALONG SAID E LINE, 445.46 FT; THENCE N 89 DEG 56'53" W, ALONG THE S LINE OF THE N 1105.5 FT OF THE W 1/2 OF THE SW 1/4 OF SAID SEC, 1324.47 FT TO SAID W SEC LINE; THENCE N 00 DEG 10'13" W, ALONG SAID W LINE, 292.45 FT*

TO THE PLACE OF BEGINNING. CONTAINING 12.68 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FT THEREOF. ALSO TOGETHER WITH AND SUBJECT TO ANY AND ALL OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD.

Mr. Scott Ganton, Heritage Assisted Living was present on to speak regarding their request for the construction of a Memory Care Alzheimer's Facility. He stated they had torn down the abandoned residential structure that was there and will be building the new facility at that location. He noted a correction in the square footage of the new structure will be 22,000 sq. ft. and not 32,000 sq. ft that was noted in the history and background information. Stated that there was not a location for Alzheimer's patients and would have to be placed elsewhere at a different facility. This would be a good addition to their campus. Mr. Ganton noted that the facility would be similar to their current facility, and would lie to the south and have more brick and would have a good appearance.

Commissioner Burland asked about the original previous plans regarding a three story building, and if this was still being considered. Mr. Ganton stated no, that was regarding independent living with a higher density and is something that they do not want to pursue at this time.

Commissioner Troutman asked Mr. Ganton if the airport noise had been an issue, or if it had been a detriment. Mr. Ganton stated, no that the airport has not been an impact, and when they have the air shows it has been entertaining and enjoyed by everyone.

Commissioner Morris commended Mr. Ganton on the appearance of the facility and had visited many times and feels they do a good job. Stated he would be in support of this Special Use Permit.

Commissioner Simmons stated his grandfather stayed at Heritage Assisted Living until last year and that he had a good quality of life while living there and that it was a good facility. He would be in support of any additional expansions.

Commissioner Hicks asked to better understand regarding amendments to the previous approved Special Use Permit application.

Mr. Buckley stated that this is the third amendment or revision presented to the Planning Commission and the each time they make a change, they are required to come back for approval for any amendments. This is required only for Special Use Permits, if they are permitted by right they would not need to come before the Planning Commission.

Commissioner Scheinfeldt wanted to clarify that those structures shown in the gray area on the map have nothing to do with the current request. He also asked Mr. Ganton why the new structure is facing the other structures and not towards the road.

Mr. Scott Ganton stated the gray area shown on the map was conceptual and for possible development at a later date. He stated the reason the structure was not facing the street is because of a land and square footage issue and for appearance purposes looks better facing the other direction.

Mr. Buckley wanted it noted for the record that we did receive a letter of support from the Westlake/Prairieview Neighborhood Planning Council.

Commissioner Barker stated he wanted noted for the record that he, Mr. Ganton and some of the members of the Lakeview Woodland Park Development had met regarding the park development and

wanted to assure everyone that they had no discussion dealing this request and insure there had not been any impropriety. Stated he obviously would be in support.

With no one else wishing to speak the Public Hearing was closed.

7. Old Business: None

8. New Business:

A. Zoning Reclassification (#Z-01-08):

Petition from Mr. Scott C. Ganton, 14420 & 14316 S. Helmer Rd., Battle Creek, Michigan, on behalf of Heritage Assisted Living requesting a Special Use Permit to amend previously approved plans for Senior Residential Facilities as provided in Chapter 1290, Sec. 1290.01 (b)(26), Parcel #0072-00-610-0.

MOTION WAS MADE BY COMMISSIONER BARKER, SUPPORTED BY COMMISSIONER MORRIS TO APPROVE THE PLANS FOR SENIOR RESIDENTIAL FACILITY TO INCLUDE THE STAFF RECOMMENDATIONS; TRAFFIC ENGINEERING APPROVAL OF CURB CUT ONTO S. HELMER ROAD, PUBLIC WORKS/ENGINEERING DEPARTMENT APPROVAL FOR ALL PROPOSED UTILITY AND STORMWATER ISSUES AND THAT PERMITS BE OBTAINED FOR ANY PROPOSED NEW SIGNAGE.

Discussion:

Commissioner Burland wanted to commend Mr. Ganton on the facility design being in harmony and in scale with the other buildings. She hopes this will maintain for any future development.

A ROLL CALL VOTE WAS TAKEN: ALL IN FAVOR; NONE OPPOSED. MOTION APPROVED.

9. Comments by the Public: None

10. Comments by the Staff and Commission Members:

Commissioner Hicks noted that about a year ago there was an opportunity for the commissioners to get professional development and asked if there was any additional information available. Commissioner Scheinfeldt noted he received through the mail information regarding some upcoming classes he believed to be on a Wednesday evening that they might want to attend.

Mr. Buckley stated that last year he had reported that legislature had approved the new Zoning and Enabling Act and recently they had went through another series of amendments to that new zoning enabling act. The last thing he received from the Michigan Planning Association indicated that they will be setting up training over the Spring and Summer so that Planning Commissioners and Zoning Board of Appeals members can be brought up to date on the new legislation and how it

impacts them. He noted we will provide this information and find funding in the budget for anyone wishing to attend who is interested.

Mr. Buckley stated that he has been working on the draft overly and getting it to the acting city attorney for her review and then would be preparing it for next months meeting. He also stated regarding the airport, that the consultants have requested a lot of GIS information regarding the Airport PA 150 Noise Study, so it is in the process of being assembled. Mr. Larry Boron, airport Director had shared that J.J.R. had been retained to develop an aesthetic enhancement Master Plan for the Airport property, focusing on the gateways to the airport have asked what persons should be involved. He said that because of the interest from the Planning Commission surrounding the airport, he asked that it be presented to the Planning Commission as well as the Fort Custer Development Review Board who are also looking as some signage issues.

11. Adjournment:

The meeting adjourned at 4:20 P.M.

Respectfully Submitted,

Michael J. Buckley, Executive Secretary
Battle Creek City Planning Commission

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